

# \$3,799,000 - A, 4120 1a Street Sw, Calgary

MLS® #A2196483

**\$3,799,000**

2 Bedroom, 3.00 Bathroom, 3,006 sqft  
Residential on 0.18 Acres

Parkhill, Calgary, Alberta

The Penthouse at Parkhill Flats. Step into the pinnacle of modern grandeur, where thoughtful details, premium construction, and cutting-edge design in the form of "Stacked Bungalows"™ await. This single-level penthouse spans over 3,000 sq. ft., offering an expansive open-concept design that blends grand proportions with a warm, intimate ambiance. Designer millwork, natural stone, and wide-plank white oak hardwood floors exude timeless appeal and refined elegance.

Drive through secure gated access to your private, heated 4-car garage, with ceiling heights that will accommodate a lift. Your private elevator takes you directly to the penthouse, opening into a spacious, welcoming foyer. Soaring 16 foot ceilings and transom windows flood the great room with natural light. Beyond, a 30 x16 foot, partially covered patio offers alfresco dining with a built-in kitchen, perfect for hosting summer gatherings.

The high-performance Wolf & Sub-Zero kitchen, paired with bespoke hand-crafted cabinetry, will inspire any culinary enthusiast. Whether entertaining in the formal dining room bathed in soft evening light with views of Stanley Park or enjoying a cozy evening by the fire, this residence is designed for effortless luxury living.

The primary retreat offers an indoor-outdoor



connection to the patio, ideal for morning coffee with panoramic park views. A spa-inspired ensuite, wrapped in glossy porcelain tiles, features an extensive vanity and an impressively sized walk-in closet. A second bedroom with ensuite and walk-in closet, along with a den and laundry room, complete the single-level layout.

This home boasts unparalleled "lock-and-leave"™ convenience with abundant in-unit storage and an additional private storage room on the garage level, perfect for a home gym, golf simulator, or theatre, catering to every facet of privacy and convenience. ICF full-height exterior walls, triple-pane windows, a sprinkler system, and carefully engineered floor between the units to eliminate noise transfer, and many more exemplary commercial construction details are embodied in this build. The Glencoe Club, Calgary Golf & Country Club, Britannia Shopping Plaza, all the amenities of Mission and access to downtown are all a short 10 minute drive.

An architectural triumph, this top-level suite redefines luxury living, offering a rare blend of lock and leave convenience paired with privacy, sophistication, and modern innovation that truly needs to be experienced to be fully appreciated.

Built in 2025

### **Essential Information**

|            |             |
|------------|-------------|
| MLS® #     | A2196483    |
| Price      | \$3,799,000 |
| Bedrooms   | 2           |
| Bathrooms  | 3.00        |
| Full Baths | 2           |
| Half Baths | 1           |

|                |                    |
|----------------|--------------------|
| Square Footage | 3,006              |
| Acres          | 0.18               |
| Year Built     | 2025               |
| Type           | Residential        |
| Sub-Type       | Apartment          |
| Style          | Penthouse, Up/Down |
| Status         | Active             |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | A, 4120 1a Street Sw |
| Subdivision | Parkhill             |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2S 1R8              |

### Amenities

|                |  |
|----------------|--|
| Amenities      | Elevator(s), Secured Parking   |
| Parking Spaces | 6  |
| Parking        | Alley Access, Garage Door Opener, Heated Garage, Quad or More Attached, Secured, Tandem, Concrete Driveway, Electric Gate, Garage Faces Rear |
| # of Garages   | 4  |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Built-in Features, Chandelier, Closet Organizers, Double Vanity, Elevator, High Ceilings, Kitchen Island, Open Floorplan, Separate Entrance, Soaking Tub, Storage, Walk-In Closet(s), Wired for Data, Wired for Sound, Stone Counters |
| Appliances        | Built-In Freezer, Built-In Refrigerator, Dishwasher, Dryer, Garburator, Gas Cooktop, Range Hood, Washer, Wine Refrigerator, Double Oven   |
| Heating           | Fan Coil, In Floor, Fireplace(s), Forced Air  |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Great Room   |
| # of Stories      | 2   |
| Has Basement      | Yes   |
| Basement          | See Remarks, Walk-Out   |

## Exterior

|                   |   |
|-------------------|---|
| Exterior Features | Balcony, BBQ gas line, Lighting, Outdoor Kitchen    |
| Lot Description   | Back Lane, Landscaped, Views                        |
| Roof              | Flat Torch Membrane                                 |
| Construction      | Stucco, Wood Frame, ICFs (Insulated Concrete Forms) |
| Foundation        | ICF Block   |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 15th, 2025 |
| Days on Market | 37               |
| Zoning         | R-CG             |
| HOA Fees       | 850              |
| HOA Fees Freq. | MON              |

## Listing Details

|                |                                       |
|----------------|---------------------------------------|
| Listing Office | Sotheby's International Realty Canada |
|----------------|---------------------------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.